

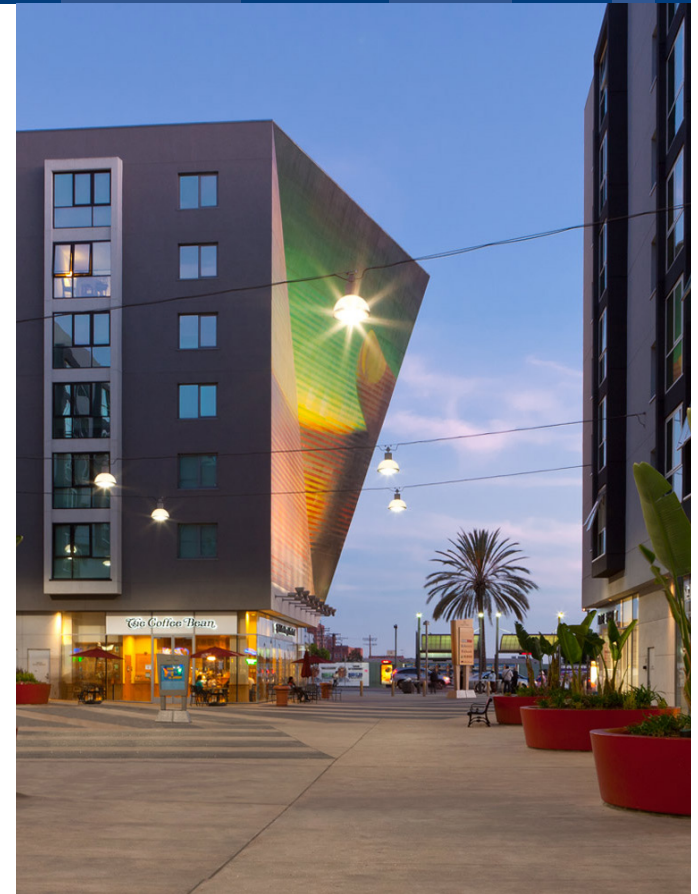


RETAIL FOR LEASE WILSHIRE/VERMONT METRO STATION

3183

WILSHIRE BLVD.
LOS ANGELES, CA

Partnership. Performance.



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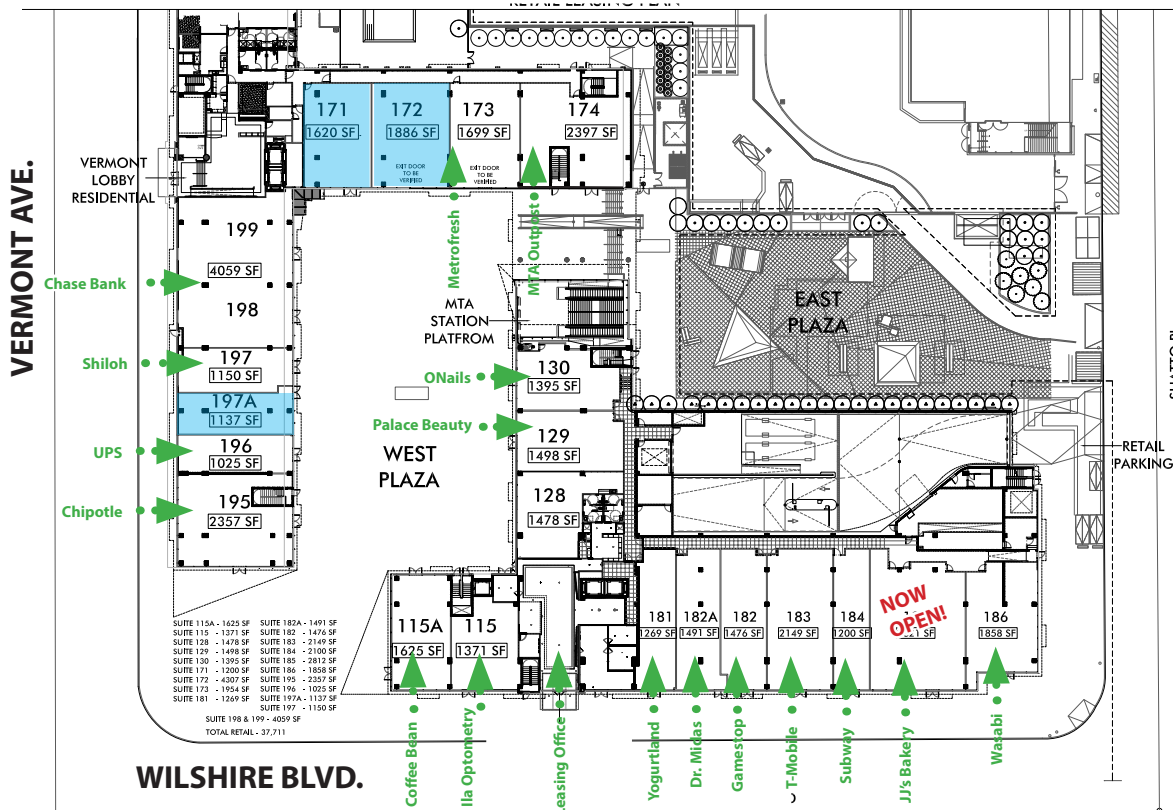
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Available

WILSHIRE VERMONT STATION RETAIL LEASING PLAN



The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

Asking Rate: \$3.25-\$3.75/SF NNN
Negotiable

Term: 10+/Negotiable

Property Description:

- Transit-oriented development built directly over the Red and Purple line underground Metro Station
- 449 Apartment homes at this mixed-use project in Koreatown

Property Highlights:

- Venting capabilities
 - Store front signage
 - High level of pedestrian traffic
 - Abundant parking
 - 2nd generation restaurant space
- Suites 171, 172 Available for Restaurant Use**



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DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
2014 Population	142,971	627,082	1,226,721
2014 Household Units	54,040	232,491	450,245
2014 Household Growth	4.69%	3.54%	3.08%

Source: CoStar Realty Information, Inc.

RIDERSHIP STATISTICS

Weekday	25,405
Weekend	17,461

Source: Metro

TRAFFIC COUNT

Wilshire & Vermont	36,934
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Source: lacity.org

Join These Retailers:



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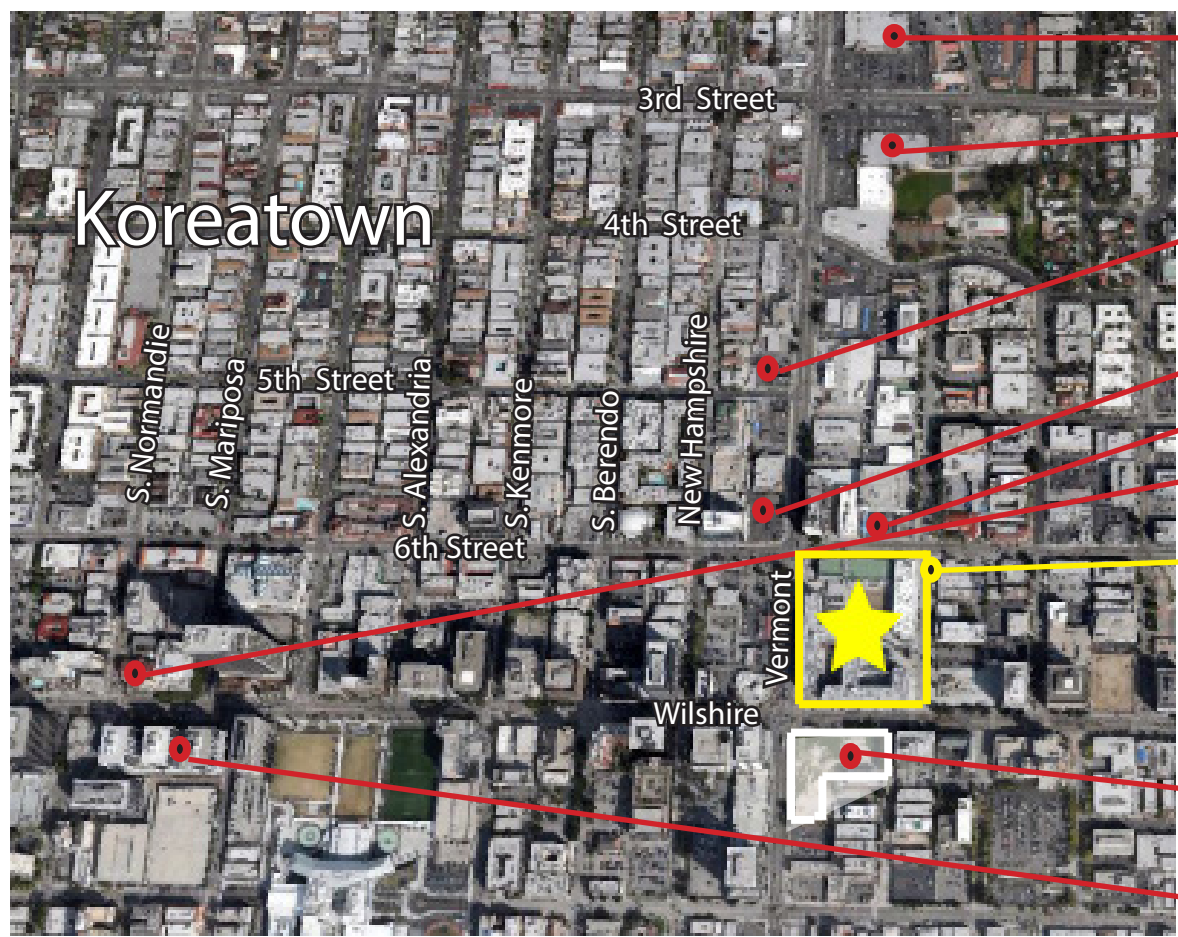


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RETAIL MAP



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